

ORDINANCE NO. 20060302-051

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2410 EAST RIVERSIDE DRIVE (TRACT 31) FROM COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from commercial-liquor sales (CS-1) district to community commercial (GR) district on the property described in Zoning Case No. C14-05-0112.03, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2,933 square foot tract of land, more or less, out of the Santiago Del Valle Grant, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 2410 East Riverside Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on March 13, 2006.

PASSED AND APPROVED

_____, March 2, 2006

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Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

TRACT 31

RIVERSIDE SHOPPING CENTER EXHIBIT A
BUILDING "A"
2933 SQUARE FEET

APRIL 21, 1987
JOB NO. AU51
(100,45-AU51AA)

DESCRIPTION OF A 2933 SQUARE FOOT TRACT OF LAND
IN LOT 6 OF THE SLOAN-BRYAN SUBDIVISION
TRAVIS COUNTY, TEXAS

BEING a 2933 square foot tract of land in the Santiago Del Valle Grant, Travis County, Texas, and being part of lot 6 as shown on the plat of the Sloan-Bryan Subdivision recorded in Plat Book 83, Page 91B of the Travis County Plat Records, said 2933 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found in the northeasterly right-of-way line of Riverside Drive at the most southerly corner of said Sloan-Bryan Subdivision;

THENCE N 31 Deg 03 Min 00 Sec E, 270.03 feet along the southeasterly line of said subdivision to a point for reference;

THENCE N 58 Deg 57 Min 00 Sec W, 36.56 feet to the most southerly corner of a building and to the POINT OF BEGINNING of the herein described tract;

THENCE N 58 Deg 57 Min 00 Sec W, 4.15 feet along the outside face of a wall to a corner of said building;

THENCE N 31 Deg 03 Min 00 Sec E, 0.40 feet along the outside face of a wall to a re-entrant corner of said building;

THENCE N 58 Deg 57 Min 00 Sec W, 36.49 feet to a point for corner;

THENCE N 31 Deg 03 Min 00 Sec E, 72.60 feet to a point for corner;

THENCE S 58 Deg 57 Min 00 Sec E, 40.24 feet along the centerline of wall to a point for corner;

THENCE S 31 Deg 03 Min 00 Sec W, 47.70 feet along the outside face of a wall to a re-entrant corner of said building;

THENCE S 58 Deg 57 Min 00 Sec E, 0.40 feet along the outside face of a wall to a corner of said building;

THENCE S 31 Deg 03 Min 00 Sec W, 25.30 feet to the POINT OF BEGINNING and containing 2933 square feet of land.

BROWN, GAY & ASSOCIATES, INC.


EDWARD F. TAYLOR, R.P.S. NO. 1615

EXHIBIT

